

081.0

0001

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

751,900 / 751,900

751,900 / 751,900

751,900 / 751,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
433-435		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HIGGINSON JOEL	
Owner 2:	
Owner 3:	

Street 1: 435 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HIGGINSON JOEL-ETAL -

Owner 2: HIGGINSON NICOLINA J -

Street 1: 14 SKYEWOOD DR

Twn/City: STONEHAM

St/Prov: MA Cntry:

Postal: 02180

NARRATIVE DESCRIPTION

This parcel contains 7,380 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Aluminum Exterior and 1960 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7380		Sq. Ft.	Site		0	70.	0.785				Med. Tr	-10					404,084						404,100	

IN PROCESS APPRAISAL SUMMARY

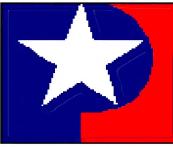
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7380.000	347,800		404,100	751,900		50054
							GIS Ref
							GIS Ref
							Insp Date
							10/12/18

PREVIOUS ASSESSMENT								Parcel ID	081.0-0001-0008.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	104	FV	347,800	0	7,380.	404,100	751,900	751,900	Year End Roll	12/18/2019
2019	104	FV	274,300	0	7,380.	409,900	684,200	684,200	Year End Roll	1/3/2019
2018	104	FV	274,300	0	7,380.	305,900	580,200	580,200	Year End Roll	12/20/2017
2017	104	FV	257,300	0	7,380.	277,100	534,400	534,400	Year End Roll	1/3/2017
2016	104	FV	257,300	0	7,380.	265,500	522,800	522,800	Year End	1/4/2016
2015	104	FV	235,300	0	7,380.	225,100	460,400	460,400	Year End Roll	12/11/2014
2014	104	FV	235,300	0	7,380.	213,600	448,900	448,900	Year End Roll	12/16/2013
2013	104	FV	244,800	0	7,380.	203,200	448,000	448,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINSON JOEL-	46079-593		9/14/2005	Family	100	No	No		
	13378-260		1/1/1978		59,900	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/14/2016	1245	Shed	3,949	O				ADD 10X12 SHED	10/12/2018	MEAS&NOTICE	CC	Chris C											
9/21/2016	1154	Re-Roof	5,600						5/28/2009	Measured	189	PATRIOT											
									4/11/2009	Meas/Inspect	197	PATRIOT											
									2/16/2000	Inspected	276	PATRIOT											
									1/12/2000	Measured	264	PATRIOT											
									8/5/1993		TH												

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED

Prior Id # 1: 50054

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	3	Total: 3
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 2	HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1966
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

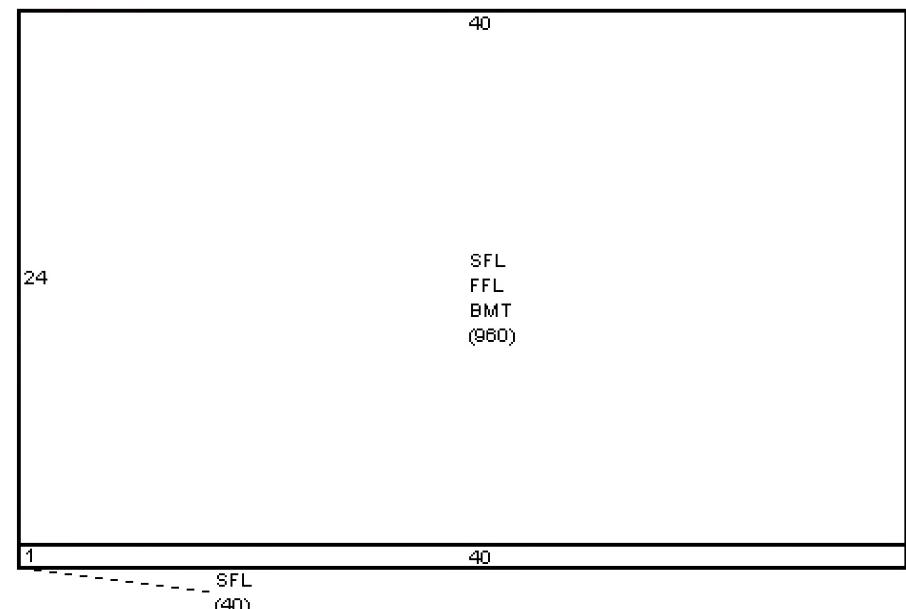
Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	FR	1970	0.00	T	49	104						
2	Frame Shed	D	Y	1	10X12	A	AV	2000	0.00	T	15.2	104						

COMMENTS**SKETCH****OTHER FEATURES**

Kits:	2	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			
Economic:			
Special:			
Override:			

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.18571424
Const Adj.:	0.99000001
Adj \$ / SQ:	199.556
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504124
Depreciation:	156278
Depreciated Total:	347845

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	

PARCEL ID

0810-0001-0008.A

Code	Description	Area - SQ	Rate - AV	Undpr Value
SFL	Second Floor	1,000	199.560	199,556
FFL	First Floor	960	199.560	191,573
BMT	Basement	192	59.870	11,494

Size Ad	1960	Gross Are	2920	FinArea	1960

IMAGE

AssessPro Patriot Properties, Inc